

## Dawn Felchle

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**From:** Greg Adams  
**Sent:** Wednesday, March 19, 2014 9:51 AM  
**To:** Dawn Felchle  
**Subject:** Grant Applications  
**Attachments:** Teton County Driggs Security Reallocation project application.pdf; Teton County DVR Reallocation project application.pdf; Teton County Multi-band Reallocation project application.pdf; Teton County UFED Reallocation project application.pdf

Hi Dawn,

I combined one of the projects and I had two more projects come up. One is for hardware and software for the Sheriff's Office to be able to gather evidence off of cell phones and the other is for a security system for the Driggs City building. This grant doesn't have a match requirement, but Driggs is putting one on to try and persuade the reviewers, and the SO is for their cell phone project as well. Have a great day!

Sincerely,  
Greg Adams  
Teton County  
Emergency Management Coordinator/  
Mosquito Abatement District Director  
Office 208-354-2703 Cell 208-201-6898  
[gadams@co.teton.id.us](mailto:gadams@co.teton.id.us)



# Idaho Bureau of Homeland Security

## Grant Project Application

Applicant/Jurisdiction

City or County Agency, Department or Other Organization

Point of Contact

Name: Greg Adams  
Phone: 208-354-2703

Title: Emergency Management Coordinator  
Email: gadams@co.teton.id.us

Project

Project Name: Driggs Security

Requested Grant Funds \$ 61,020.00

Total Project Cost \$ 67,020.00

Threat / Hazard / Vulnerability

Use info from Threat Hazard Identification Risk Assessment (THIRA), Hazard Mitigation Plan, or Hazard Vulnerability Analysis (HVA) to describe what this capability addresses.

Terrorism

If "Other," please explain below.

Mission Area

Primary: Protection

Secondary: Prevention

Core Capability

Primary Capability Name (click for definitions): Access Control & Identity Verification

Secondary Capability Name (click for definitions): Physical Protective Measures

Regional Impact

Is Capability regionally deployable? Yes ☐ No ☒

Does Capability have regional impact? Yes ☐ No ☒

Does this Capability already exist within the region? Yes ☐ No ☒ Partially ☐

Core Capability Target

Insert capability target as determined by THIRA process (e.g. "During the first 72 hours of an incident, conduct operations to recover 375 fatalities.").

Ensure the security and safety of public servants, records and systems by providing a multi-tiered security system

Preparedness

<input type="checkbox"/> Planning	Building new capability?	<input type="checkbox"/>	or	Sustaining current capability?	<input type="checkbox"/>
<input type="checkbox"/> Organization	Building new capability?	<input type="checkbox"/>	or	Sustaining current capability?	<input type="checkbox"/>
<input type="checkbox"/> Training	Building new capability?	<input type="checkbox"/>	or	Sustaining current capability?	<input type="checkbox"/>
<input type="checkbox"/> Exercising	Building new capability?	<input type="checkbox"/>	or	Sustaining current capability?	<input type="checkbox"/>
<input checked="" type="checkbox"/> Equipment	Building new capability?	<input checked="" type="checkbox"/>	or	Sustaining current capability?	<input type="checkbox"/>

For Equipment - AEL Number(s): 06CP-01-BASE

NIMS Resource Type (if applicable): NA

MOU Information

Relevant MOU in place? Yes ☐ No ☒

If "No," then by what date? None needed

Justification

Provide narrative describing need for capability (i.e. how will this project reduce risk in your jurisdiction?).

The Driggs City Center is the base of operations for the City, as well as a community center. Because of it's situation as a public building it can be a target for crime and vandalism. In order to protect the public servants, essential records, and critical systems that are at this location we would like to install a multi-tiered security system that includes access controls and security cameras. The City of Driggs will be able to provide \$6,000.00 cash match towards the project. Thank you for your consideration for this project.

Print

Save

Send

Applicant Signature  
(electronic signature is acceptable)

Date

# Idaho Bureau of Homeland Security

## Grant Project Application

Applicant/Jurisdiction

City or County Agency, Department or Other Organization

Point of Contact

Teton County Idaho

Name: Greg Adams Title: Emergency Management Coordinator

Phone: 208-354-2703 Email: gadams@co.teton.id.us

Project

Project Name: Digital Vehicular Repeater

Requested Grant Funds \$ 23,954.00

Total Project Cost \$ 23,954.00

Threat / Hazard / Vulnerability

Use info from Threat Hazard Identification Risk Assessment (THIRA), Hazard Mitigation Plan, or Hazard Vulnerability Analysis (HVA) to describe what this capability addresses.

All Hazards

If "Other," please explain below.

Mission Area

Primary: Response

Secondary: Recovery

Core Capability

Primary Capability Name (click for definitions): Operational Communications

Secondary Capability Name (click for definitions): Infrastructure Systems

Regional Impact

Is Capability regionally deployable? Yes ☐ No ☒

Does Capability have regional impact? Yes ☒ No ☐

Does this Capability already exist within the region? Yes ☐ No ☐ Partially ☒

Core Capability Target

Insert capability target as determined by THIRA process (e.g. "During the first 72 hours of an incident, conduct operations to recover 375 fatalities.").

Provide public safety communications capability throughout the jurisdiction.

Preparedness

☐ Planning Building new capability? ☐ or Sustaining current capability? ☐

☐ Organization Building new capability? ☐ or Sustaining current capability? ☐

☐ Training Building new capability? ☐ or Sustaining current capability? ☐

☐ Exercising Building new capability? ☐ or Sustaining current capability? ☐

☒ Equipment Building new capability? ☒ or Sustaining current capability? ☐

For Equipment - AEL Number(s): 06CP-01-REPT

NIMS Resource Type (if applicable): NA

MOU Information

Relevant MOU in place? Yes ☐ No ☒

If "No," then by what date? None needed

Justification

Provide narrative describing need for capability (i.e. how will this project reduce risk in your jurisdiction?).

Teton County's terrain is mountainous and rugged. This creates a difficult situation for public safety radio coverage, and can have a tremendous impact on responder and public safety. We have been working with Cell phone companies and have procured space on a site on the northern portion of our County where we have spotty public safety communications coverage. We propose to procure within 30 days of award a digital vehicular repeater that will fix this coverage hole in the most cost effective way that we have found. The analog input for the repeater will be patched into the State-wide 700 MHz system and the frequencies will be shared and available to all first responder agencies in the region. Thank you for your consideration on this project.

Print

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Applicant Signature  
(electronic signature is acceptable)

Date

# Idaho Bureau of Homeland Security

## Grant Project Application

Applicant/Jurisdiction	City or County Agency, Department or Other Organization		
	Teton County Idaho		
Point of Contact	Name:	Greg Adams	Title: Emergency Management Coordinator
	Phone:	208-354-2703	Email: gadams@co.teton.id.us
Project	Project Name:	Multi-band radios	
	Requested Grant Funds	\$	26,535.27
	Total Project Cost	\$	26,535.27
Threat / Hazard / Vulnerability	Use info from Threat Hazard Identification Risk Assessment (THIRA), Hazard Mitigation Plan, or Hazard Vulnerability Analysis (HVA) to describe what this capability addresses.		
	All Hazards		
	If "Other," please explain below.		
Mission Area	Primary:	Response	
	Secondary:	Recovery	
Core Capability	Primary Capability Name (click for definitions):	Operational Communications	
	Secondary Capability Name (click for definitions):	Infrastructure Systems	
Regional Impact	Is Capability regionally deployable?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Does Capability have regional impact?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Does this Capability already exist within the region?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Partially <input checked="" type="checkbox"/>
Core Capability Target	Insert capability target as determined by THIRA process (e.g. "During the first 72 hours of an incident, conduct operations to recover 375 fatalities.").		
	Ensure public safety communications are available and flexible at dispatch and the Emergency Operations Center.		
Preparedness	<input type="checkbox"/> Planning	Building new capability? <input type="checkbox"/>	or Sustaining current capability? <input type="checkbox"/>
	<input type="checkbox"/> Organization	Building new capability? <input type="checkbox"/>	or Sustaining current capability? <input type="checkbox"/>
	<input type="checkbox"/> Training	Building new capability? <input type="checkbox"/>	or Sustaining current capability? <input type="checkbox"/>
	<input type="checkbox"/> Exercising	Building new capability? <input type="checkbox"/>	or Sustaining current capability? <input type="checkbox"/>
	<input checked="" type="checkbox"/> Equipment	Building new capability? <input checked="" type="checkbox"/>	or Sustaining current capability? <input type="checkbox"/>
	For Equipment - AEL Number(s):	06CP-01-PORT, 06CP-01-MOBL, 06CP-01-BASE	
	NIMS Resource Type (if applicable):	NA	
MOU Information	Relevant MOU in place?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	If "No," then by what date?	None needed	
Justification	Provide narrative describing need for capability (i.e. how will this project reduce risk in your jurisdiction?).		
	<p>During disasters and emergencies reliable communications between on-scene responders and those that are supporting them is critical to ensure they have the resources and the information they need. Communication with responders and resources that are coming to assist a jurisdiction in need and the agencies that they are required to coordinate with is essential to success. We request to purchase 1 multi-band consolette and handheld radio for dispatch and 1 multi-band mobile and handheld radio for the EOC. The multi-band consolette will have the additional benefit of being used as a 700 MHz radio resource for our Search and Rescue team when they are on a call out. Currently we do not have this capability. This will provide greater communication flexibility and adaptability for these two critical County facilities. We will procure these radios within 30 days of th grant award date. Thank you for your consideration.</p>		

Print

Save

Send

Applicant Signature  
(electronic signature is acceptable)

Date

# Idaho Bureau of Homeland Security

## Grant Project Application

Applicant/Jurisdiction	City or County Agency, Department or Other Organization		
	Teton County Idaho		
Point of Contact	Name:	Greg Adams	Title: Emergency Management Coordinator
	Phone:	208-354-2703	Email: gadams@co.teton.id.us
Project	Project Name: Cellular Telephone Mobile Forensics		
	Requested Grant Funds	\$	14,384.00
	Total Project Cost	\$	30,533.00
Threat / Hazard / Vulnerability	Use info from Threat Hazard Identification Risk Assessment (THIRA), Hazard Mitigation Plan, or Hazard Vulnerability Analysis (HVA) to describe what this capability addresses.		
	Terrorism		
	If "Other," please explain below.		
Mission Area	Primary:	Prevention	
	Secondary:	Protection	
Core Capability	Primary Capability Name (click for definitions):	Forensics & Attribution	
	Secondary Capability Name (click for definitions):	Screening, Search & Detection	
Regional Impact	Is Capability regionally deployable?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Does Capability have regional impact?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Does this Capability already exist within the region?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Partially <input type="checkbox"/>
Core Capability Target	Insert capability target as determined by THIRA process (e.g. "During the first 72 hours of an incident, conduct operations to recover 375 fatalities.").		
	Have the ability to forensically examine seized cellular telephones for evidence of crimes including terrorism.		
Preparedness	<input type="checkbox"/> Planning	Building new capability? <input type="checkbox"/>	or Sustaining current capability? <input type="checkbox"/>
	<input type="checkbox"/> Organization	Building new capability? <input type="checkbox"/>	or Sustaining current capability? <input type="checkbox"/>
	<input type="checkbox"/> Training	Building new capability? <input type="checkbox"/>	or Sustaining current capability? <input type="checkbox"/>
	<input type="checkbox"/> Exercising	Building new capability? <input type="checkbox"/>	or Sustaining current capability? <input type="checkbox"/>
	<input checked="" type="checkbox"/> Equipment	Building new capability? <input checked="" type="checkbox"/>	or Sustaining current capability? <input type="checkbox"/>
	For Equipment - AEL Number(s): 13LE-00-SURV		
	NIMS Resource Type (if applicable): NA		
MOU Information	Relevant MOU in place?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	If "No," then by what date?	Within 90 days after project funding an MOU will be created and signed by parties wishing to participate.	
Justification	Provide narrative describing need for capability (i.e. how will this project reduce risk in your jurisdiction?).		
	<p>The use of mobile devices for communication has risen in popularity. With this rise in popularity, they are being used by people committing crimes, including terrorism. For this reason, evidence from mobile devices is becoming increasingly important to law enforcement in combating crime. The Teton County Sheriff's Office (TCSO) is at the farthest edge of Eastern Idaho. TCSO does not currently have the capability to forensically examine cellular telephones. As was the case a few weeks ago, several telephones were seized by Teton County Juvenile Probation, and after a search warrant was obtained, the telephones had to be driven to Jackson Hole in Wyoming (an hour away) for processing by IT Staff. All mobile technology items that possibly have evidence of criminal activity on them are currently taken to Wyoming, and we have to ask for another jurisdiction's assistance in our investigations. It is common that staff take telephones to Wyoming drop them off, and have to return to pick up evidence at a later date. TCSO is requesting monies to remedy this situation. By purchasing a cellular telephone examination device, TCSO would be better able to investigate criminal cases, and obtain evidence of criminal activity from suspect's telephones. The data obtained would be forensically sound, and the examination device that obtains the evidence from cellular telephones can be shared by local agencies in Eastern Idaho. Teton County will share costs regarding this purchase by paying for service and support costs over the life of the unit, which totals 3,000 per year. TCSO also agrees to ask for local funding this next fiscal cycle to pay to send the IT coordinator to the five day training school. This will help keep this project affordable, as the travel and per-diem cost will be paid for by Teton County (Oct 1st 2014) The UFED costs 10,584 and the Training Course costs \$ 3850.00 TCSO will ask for local funding this next fiscal cycle for 2,250 for travel to the UFED training, and 3,000 per year to support this purchase. Thank you for your consideration.</p>		

Print

Save

Send

Applicant Signature  
(electronic signature is acceptable)

Date



**Bonnie Beard, Teton County Assessor**  
bbeard@co.teton.id.us

150 Courthouse Drive #212 Driggs, ID 83422  
208-354-3507 Telephone • 208-354-3508 Fax

Commissioners,

In determining eligibility of Parcels under 5 acres the following are used per 63-604.

Land has been actively devoted to agriculture during the last three growing seasons.

Land produces for sale or home consumption the equivalent of 15% or more of the owner's or lessee's annual gross income.  
OR Land agriculturally produced gross revenues of \$1,000.00 or more.

It is my recommendation after reviewing documentation that these parcels should be allowed the Agricultural Exemption.

RP006110080010 & RP006110080020 – Brandon Lerwill  
RP002480000020 – Stan Marshall  
RP004450000100A – Jason Streit  
RP004850000410 – Bart Woolstenhulme

Bonnie Beard  
Teton County Assessor

**TITLE 63 - REVENUE AND TAXATION**  
**CHAPTER 6 - EXEMPTIONS FROM TAXATION**

- **63-604. LAND ACTIVELY DEVOTED TO AGRICULTURE DEFINED.** (1) For property tax purposes, land which is actively devoted to agriculture shall be eligible for appraisal, assessment and taxation as agricultural property each year it meets one (1) or more of the following qualifications:
- (a) The total area of such land, including the homesite, is more than five (5) contiguous acres, and is actively devoted to agriculture which means:
    - (i) It is used to produce field crops including, but not limited to, grains, feed crops, fruits and vegetables; or
    - (ii) It is used to produce nursery stock as defined in section 22-2302(11), Idaho Code; or
    - (iii) It is used by the owner for the grazing of livestock to be sold as part of a for-profit enterprise, or is leased by the owner to a bona fide lessee for grazing purposes; or
    - (iv) It is in a cropland retirement or rotation program.
  - (b) The area of such land is five (5) contiguous acres or less and such land has been actively devoted to agriculture within the meaning of subsection (1)(a) of this section during the last three (3) growing seasons; and
    - (i) It agriculturally produces for sale or home consumption the equivalent of fifteen percent (15%) or more of the owner's or lessee's annual gross income; or
    - (ii) It agriculturally produced gross revenues in the immediately preceding year of one thousand dollars (\$1,000) or more. When the area of land is five (5) contiguous acres or less, such land shall be presumed to be nonagricultural land until it is established that the requirements of this subsection have been met.
- (2) Land shall not be classified or valued as agricultural land which is part of a platted subdivision with stated restrictions prohibiting its use for agricultural purposes, whether within or without a city.
- (3) Land utilized for the grazing of a horse or other animals kept primarily for personal use or pleasure rather than as part of a bona fide for-profit enterprise shall not be considered to be land actively devoted to agriculture.
- (4) Land actively devoted to agriculture, having previously qualified for exemption under this section in the preceding year, or which would have qualified under this section during the current year, shall not lose such qualification due to the owner's or lessee's absence in the current year by reason of active military service in a designated combat zone, as defined in section 112 of the Internal Revenue Code. If an owner fails to timely apply for exemption as required in this section solely by reason of active duty in a designated combat zone, as defined in section 112 of the Internal Revenue Code, and the land would otherwise qualify for exemption under this section, then the board of county commissioners of the county in which the land actively devoted to agriculture is located shall refund property taxes, if previously paid, in an amount equal to the exemption which would otherwise have applied.
- (5) If the land qualified for exemption pursuant to section 63-602FE, Idaho Code, in 2005, then the land will qualify in 2006 for the exemption pursuant to section 63-602K, Idaho Code, upon the filing of a statement by the owner with the board of county commissioners that the land will be actively devoted to agriculture pursuant to this section in 2006.
- (6) For purposes of this section, the act of platting land actively devoted to agriculture does not, in and of itself, cause the land to lose its status as land being actively devoted to agriculture if the land otherwise qualifies for the exemption under this section.

1-208-313-4225



**APPLICATION FOR PROOF of INCOME  
AGRICULTURAL EXEMPTION  
Land Ownership 5 Acres or Less (IC§63-604, 63-605)**

*If this form is not received in this office as soon as possible and no later than March 15, it must be assumed that the land does not meet the qualifications for the agricultural exemption and current market value will be used to value the property.*

**PART I - Ownership Verification**

Name of Legal Property Owner: Brandon M. Lerwill

Physical Address of Property Being Claimed: 8849 + 8875 West Ridge

Legal Description: Lot 1, 42 Bk 8 West Ridge Parcel Number: 006110080010 + 006110080020

Land Size (Acreage) 7.000 Date Property Was Acquired By Owner 2008

If Applicant Is NOT The Legal Owner, Explain Relationship/Affiliation To Owner:

**PART II - Proof of Income Attach necessary evidentiary documentation.**

1. Has all the acreage exclusive of the building site (if a developed home site exists) been devoted to agriculture use for the last three growing seasons?\* YES ☐ NO ☐
2. Has the land agriculturally produced for sale or home consumption 15% of the owner or lessee's annual gross income?\*\* YES ☐ NO ☒
3. Has the land agriculturally produced gross revenue in the immediate preceding year of \$1,000.00 or more?\*\*\* YES ☒ NO ☒

\*Agriculture use is the growing of agricultural field crops, timber, grazing on the land or if the land is in a cropland rotation program. Land utilized for the grazing of animals kept primarily for personal use or pleasure rather than as a part of a bona fide profit making enterprise shall not be considered land which is actively devoted to agriculture.

\*\*Provide proof of gross income from crops must be submitted. (Net income from the sale of livestock may be included.)

\*\*\*Provide proof of \$1,000.00 gross income from crops must be submitted. (Net income from the sale of livestock may be included.)

NOTE: For the purpose of meeting the minimum income qualification, when income is received from the sale of livestock, only the NET income from the livestock sale may be included. In computing net income, the gross receipts from the sale of livestock shall be reduced by any original cost of the livestock and expenses associated with the raising and maintaining the livestock prior to the sale.

Under penalty of perjury, I certify that, to the best of my knowledge, the information that I have provided is true, correct, and complete.

**PART IV - Applicant Attestation**

Applicant Name (please print): BRANDON LERWILL  
Mailing Address: P.O. Box 33 Driggs, ID 83422  
Phone Number: 208-313-4225 Email Address: \_\_\_\_\_  
Applicant Signature [Signature] Date: 3-14-14

Board of Equalization Property Value Exemption: ACCEPT \_\_\_\_\_ DENY \_\_\_\_\_

Reason for Denial: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature Chairman of BOCC

DATE: \_\_\_\_\_

For Clarification on IC§63-604 & 605, contact the Teton County Assessor at 208 354-3507. For questions about this form call 1-208-354-8775.

RETURN FORM & DOCUMENTS TO: Teton County Commissioners  
150 Courthouse Drive, Room #109  
Driggs, ID 83422

Email Documents to: [commissioners@co.teton.id.us](mailto:commissioners@co.teton.id.us)

Fax Documents to: 1-208-354-8778

0 0 22 13 0 32800 3 D 001158 124100417 1712073920 0 948.50 3 10/22/2013

<b>Teton County Fairboard Livestock Sale</b> 235 S 5th E Driggs, ID 83422		<b>BANK OF COMMERCE</b> P.O. BOX 787 DRIGGS, ID 83422	<b>1158</b>
<b>PAY TO THE ORDER OF</b> Lerwill Kade		<b>10/5/2013</b>	
<b>Nine Hundred Forty-Eight and 50/100</b>		<b>**948.50</b>	
<b>Lerwill Kade</b>		<b>DOLLARS</b>	
<b>110011581124100417171207392011</b>			
<i>Judith Kay Wood</i>			

<b>ENDORSE HERE</b> <i>Kade Lerwill</i>
<b>DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE</b> RESERVED FOR FINANCIAL INSTITUTION USE
<b>40860005100 10-21-2013 CCB &gt;124103773&lt;</b> <b>40860005100</b>
<b>FEDERAL RESERVE BANK REGULATION CC</b>
<b>THE SECURITY FEATURES LISTED BELOW, AS WELL AS THOSE NOT LISTED, EXCEED INDUSTRY GUIDELINES.</b>
<b>SECURITY FEATURES:</b> Microprint Border Security Screen
<b>RESULTS OF DOCUMENT ALTERATION:</b> • Small type in border appears as dotted when photocopied • Absence of "Original Document" watermark on back of check
<small>© 2007 Bank of America, N.A. All rights reserved. Bank of America is a registered trademark of Bank of America, N.A.</small>

Teton County Fairboard Livestock Sale  
 235 S 5th E  
 Driggs, ID 83422

BANK OF COMMERCE  
 P.O. BOX 787  
 DRIGGS, ID 83422

1157  
 92-411241  
 10/5/2013

PAY TO THE ORDER OF  
 Caysea Lerwill  
 One Thousand Eighty-Five and 00/100

\*\*1,085.00  
 \$

Caysea Lerwill  
 P.O. Box 33  
 Driggs, Id 83422

DOLLARS

11001157 124100417 17 1207392 01

Judy Lerwill

**THE SECURITY FEATURES LISTED BELOW, AS WELL AS THOSE NOT LISTED, EXCEED INDUSTRY GUIDELINES.**

SECURITY FEATURES.	RESULTS OF DOCUMENT ALTIMATION:
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Security Screen	• Absence of "Original Document" watermark on back of check

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0 0 22 13 0 32820 3 D 001156 124100417 1712073920 0 1,098.50 3 10/22/2013

1156

BANK OF COMMERCE  
P.O. BOX 787  
DRIGGS, ID 83422

Teton County Fairboard Livestock Sale

225 S 5th E  
Driggs, ID 83422

92-41/1241

10/5/2013

PAY TO THE  
ORDER OF  
Bailey Lerwill

\*\*1,098.50

One Thousand Ninety-Eight and 50/100

DOLLARS

Bailey Lerwill  
P.O. Box 33  
Driggs, Id 83422

*Guidokey Wood*

⑈001156⑈ ⑆124100417⑆ 1? 1207392 0⑈

ENDORSE HERE

*Bailey*

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE  
RESERVED FOR FINANCIAL INSTITUTION USE

240860005600 10-21-2013 CCB >124103773<

40860005600

\*FEDERAL RESERVE BANK REGULATION CC



THE SECURITY FEATURES LISTED BELOW, AS WELL AS  
THOSE NOT LISTED, EXCEED INDUSTRY GUIDELINES.

SECURITY FEATURES:  
• MicroPrint Border  
• Security Screen

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Rental Agreement and Lease

This rental agreement is made between:

BRANDON LERWILL (Landlord) and

JIM BEARD FARMS (Tenant)

For the property on:

WESTRIDGE RANCH, LOT 1 BLK 8 (Address)

4 LOT 2 BLK 8  
TETONIA, ID 83452 (City, State and zip code)

The lease is for one year starting on January 1, 2011 and is automatically renewed for the amount of \$1,100.00 a year, payable on or before January 5, 2011.

The land is to be used for agriculture purposes.

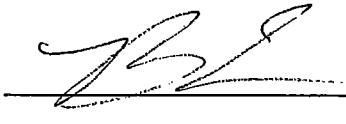
  
\_\_\_\_\_

(Tenant)

(Date)

208-390-0922

(Phone)

  
\_\_\_\_\_ 3/21/11

(Landlord)

(Date)

208-313-4225

(Phone)



**APPLICATION FOR PROOF of INCOME  
AGRICULTURAL EXEMPTION  
Land Ownership 5 Acres or Less (IC§63-604, 63-605)**

*If this form is not received in this office as soon as possible and no later than March 15, it must be assumed that the land does not meet the qualifications for the agricultural exemption and current market value will be used to value the property.*

**PART I - Ownership Verification**

Name of Legal Property Owner: Stanton and Connie Marshall  
Physical Address of Property Being Claimed: 10090 S 2000 W, Victor ID 83455  
Legal Description: Lot 2, Smith Canyon Ranches Parcel Number: RP 002480000020  
Land Size (Acreage) 3.79 Date Property Was Acquired By Owner 2004  
If Applicant Is NOT The Legal Owner, Explain Relationship/Affiliation To Owner:

**PART II - Proof of Income Attach necessary evidentiary documentation.**

1. Has all the acreage exclusive of the building site (if a developed home site exists) been devoted to agriculture use for the last three growing seasons?\* YES ☒ NO ☐
2. Has the land agriculturally produced for sale or home consumption 15% of the owner or lessee's annual gross income?\*\* YES ☐ NO ☒
3. Has the land agriculturally produced gross revenue in the immediate preceding year of \$1,000.00 or more?\*\*\* YES ☒ NO ☐

\*Agriculture use is the growing of agricultural field crops, timber, grazing on the land or if the land is in a cropland rotation program. Land utilized for the grazing of animals kept primarily for personal use or pleasure rather than as a part of a bona fide profit making enterprise shall not be considered land which is actively devoted to agriculture.

\*\*Provide proof of gross income from crops must be submitted. (Net income from the sale of livestock may be included.)

\*\*\*Provide proof of \$1,000.00 gross income from crops must be submitted. (Net income from the sale of livestock may be included.)



Bonnie Beard, Teton County Assessor  
bbeard@co.teton.id.us

150 Court House DR. #212, Driggs, ID 83422  
208-354-3507 Telephone • 208-354-3508 Fax

DATE July 1, 2013

## AGRICULTURAL LEASE AGREEMENT

This is to verify that, Stanton Marshall, leaser and  
Teton Mountain Ranch, lessee have agreed that  
Teton Mountain Ranch, lessee will actively devote the land to  
agricultural use and keep it in agricultural production as described  
below. This land is 4 acres.

Use will be Hay Production

Legal

Discription Section 21, TWP, 3N, RANG 45E Teton County  
Lot 2 Smith Canyon Ranches

This lease will remain in effect for 5 years from this date  
unless the Teton County Assessor's office is otherwise notified. If  
either leaser/lessee nullifies the lease, they are then responsible for  
notifying the Teton County Assessor's office of changes that may affect  
this lands status in agricultural production.

[Signature]

Leaser

Teton Mountain Ranch  
Stephen Bagley

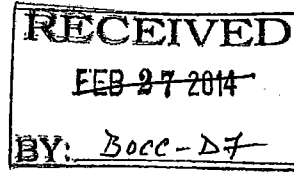
Lessee

Sten Marshall 208 313-4574

I verify that I make more than \$1,000  
in agricultural lease from my land.

John Hall

March 12, 2014



3/6/14

**APPLICATION FOR PROOF of INCOME  
AGRICULTURAL EXEMPTION  
Land Ownership 5 Acres or Less (IC563-604, 63-605)**

*If this form is not received in this office as soon as possible and no later than March 15, it must be assumed that the land does not meet the qualifications for the agricultural exemption and current market value will be used to value the property.*

**PART I - Ownership Verification**

Name of Legal Property Owner: Jason Streit - The Lucky 13 Irrevocable Trust

Physical Address of Property Being Claimed: 10165 South 2000 West, Victor, ID

Legal Description: NW 1/4 NW 1/4, sec 22, Town 3N, Range 4SE Parcel Number: RP0044500001004

Land Size (Acreage) 4.79 Date Property Was Acquired By Owner \_\_\_\_\_

If Applicant Is NOT The Legal Owner, Explain Relationship/Affiliation To Owner: \_\_\_\_\_

**PART II - Proof of Income Attach necessary evidentiary documentation.**

1. Has all the acreage exclusive of the building site (if a developed home site exists) been devoted to agriculture use for the last three growing seasons?\* YES ☒ NO ☐
2. Has the land agriculturally produced for sale or home consumption 15% of the owner or lessee's annual gross income?\*\* YES ☐ NO ☒
3. Has the land agriculturally produced gross revenue in the immediate preceding year of \$1,000.00 or more?\*\*\* YES ☒ NO ☐

\*Agriculture use is the growing of agricultural field crops, timber, grazing on the land or if the land is in a cropland rotation program. Land utilized for the grazing of animals kept primarily for personal use or pleasure rather than as a part of a bona fide profit making enterprise shall not be considered land which is actively devoted to agriculture.

\*\*Provide proof of gross income from crops must be submitted. (Net income from the sale of livestock may be included.)

\*\*\*Provide proof of \$1,000.00 gross income from crops must be submitted. (Net income from the sale of livestock may be included.)

**NOTE:** For the purpose of meeting the minimum income qualification, when income is received from the sale of livestock, only the NET income from the livestock sale may be included. In computing net income, the gross receipts from the sale of livestock shall be reduced by any original cost of the livestock and expenses associated with the raising and maintaining the livestock prior to the sale.

Under penalty of perjury, I certify that, to the best of my knowledge, the information that I have provided is true, correct, and complete.

**PART IV - Applicant Attestation**

Applicant Name (please print): Jason Streit  
Mailing Address: 10165 South 2000 West  
Phone Number: (208) 787-8404 Email Address: Jstreit@headwaterscc.com  
Applicant Signature Jason Streit Date: 2/23/14

Board of Equalization Property Value Exemption: ACCEPT \_\_\_\_\_ DENY \_\_\_\_\_

Reason for Denial: \_\_\_\_\_

\_\_\_\_\_  
Signature Chairman of BOCC

DATE: \_\_\_\_\_

For Clarification on IC§63-604 & 605, contact the Teton County Assessor at 208 354-3507. For questions about this form call 1-208-354-8775.

RETURN FORM & DOCUMENTS TO: Teton County Commissioners  
150 Courthouse Drive, Room #109  
Driggs, ID 83422

Email Documents to: [commissioners@co.teton.id.us](mailto:commissioners@co.teton.id.us)

Fax Documents to: 1-208-354-8778

## Agricultural Gross Revenue

Date 3/4/14

This is to verify that, Jason Streit, leasor and Teton Mountain Ranch, lessee have agreed that Teton Mountain Ranch, lessee will actively devote the land to agricultural just as it has since 2/1/11. This land is 4.79 acres and the legal description is Section 22, Township 3N, Range 45E. This also is to verify that in the immediate preceding year the land produced revenue of \$1,000 or more.

Jason Streit

Leasor

Stephen Bogly

Lessee



Bonnie Beard, Teton County Assessor  
bbeard@co.teton.id.us

150 Courthouse Dr., Driggs, ID 83422  
208-354-3507 Telephone • 208-354-3508 Fax

Date 2/1/11

## AGRICULTURAL LEASE AGREEMENT

This is to verify that, Jason Streit, leasor and

Teton Mountain Ranch, lessee have agreed that

Teton Mountain Ranch, lessee will actively devote the land to agricultural use and keep it in agricultural production as described below. This land is 4.79 acres.

Use will be: Farming Alfalfa

Legal Description: Lot 10 Warm Creek Estates Subdivision

Section 22, Township 3 N Range 45 E

This lease will remain in effect for 5 years from this date, unless the Teton County Assessor's office is otherwise notified. If either leasor/lessee nullifies the lease, they are then responsible for notifying the Teton County Assessor's office of changes that may affect this lands status in agricultural production.

Jason Streit  
Leasor

Stephen Bagley  
Lessee

RETURN FORM BY APRIL 15 OF QUALIFYING YEAR



**APPLICATION FOR PROOF of INCOME  
AGRICULTURAL EXEMPTION  
Land Ownership 5 Acres or Less (IC§63-604, 63-605)**

*If this form is not received in this office as soon as possible and no later than March 15, it must be assumed that the land does not meet the qualifications for the agricultural exemption and current market value will be used to value the property.*

**PART I - Ownership Verification**

Name of Legal Property Owner: BART & JULIE WOOLSTENHULME  
Physical Address of Property Being Claimed: 590 LEAF CUTTER LANE  
Legal Description: Lot 41 Lucky ELEVEN Parcel Number: RP004850000410  
Land Size (Acreage) 4.940 Date Property Was Acquired By Owner 2013  
If Applicant Is NOT The Legal Owner, Explain Relationship/Affiliation To Owner:

**PART II - Proof of Income Attach necessary evidentiary documentation.**

1. Has all the acreage exclusive of the building site (if a developed home site exists) been devoted to agriculture use for the last three growing seasons?\* YES ☐ NO ☐
2. Has the land agriculturally produced for sale or home consumption 15% of the owner or lessee's annual gross income?\*\* YES ☐ NO ☐
3. Has the land agriculturally produced gross revenue in the immediate preceding year of \$1,000.00 or more?\*\*\* YES ☒ NO ☐

\*Agriculture use is the growing of agricultural field crops, timber, grazing on the land or if the land is in a cropland rotation program. Land utilized for the grazing of animals kept primarily for personal use or pleasure rather than as a part of a bona fide profit making enterprise shall not be considered land which is actively devoted to agriculture.

\*\*Provide proof of gross income from crops must be submitted. (Net income from the sale of livestock may be included.)

\*\*\*Provide proof of \$1,000.00 gross income from crops must be submitted. (Net income from the sale of livestock may be included.)

NOTE: For the purpose of meeting the minimum income qualification, when income is received from the sale of livestock, only the NET income from the livestock sale may be included. In computing net income, the gross receipts from the sale of livestock shall be reduced by any original cost of the livestock and expenses associated with the raising and maintaining the livestock prior to the sale.

Under penalty of perjury, I certify that, to the best of my knowledge, the information that I have provided is true, correct, and complete.

**PART IV - Applicant Attestation**

Applicant Name (please print): Bart Woolstenhulme

Mailing Address: 649 Lucky Dr Teton ID - 83452.

Phone Number: 208-313-2363 Email Address: Bwooly44@yahoo.

Applicant Signature Bart Woolstenhulme Date: 3/15/14.

Board of Equalization Property Value Exemption: ACCEPT \_\_\_\_\_ DENY \_\_\_\_\_

Reason for Denial: \_\_\_\_\_

\_\_\_\_\_  
Signature Chairman of BOCC

DATE: \_\_\_\_\_

For Clarification on IC§63-604 & 605, contact the Teton County Assessor at 208 354-3507. For questions about this form call 1-208-354-8775.

RETURN FORM & DOCUMENTS TO: Teton County Commissioners  
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Fax Documents to: 1-208-354-8778



Bonnie Beard, Teton County Assessor  
bbeard@co.teton.id.us

150 Court House DR. #212, Driggs, ID 83422  
208-354-3507 Telephone • 208-354-3508 Fax

DATE 3-14-14

## AGRICULTURAL LEASE AGREEMENT

This is to verify that, Bart Woolstenhulme, leaser and  
Miller Farms, lessee have agreed that  
Miller Farms, lessee will actively devote the land to  
agricultural use and keep it in agricultural production as described  
below. This land is 5 acres.

Use will be Hay - Apiary (Bee Hives)

Legal:

Discription RP004850000410

This lease will remain in effect for 10 years from this date  
unless the Teton County Assessor's office is otherwise notified. If  
either leaser/lessee nullifies the lease, they are then responsible for  
notifying the Teton County Assessor's office of changes that may affect  
this lands status in agricultural production.

Bart Woolstenhulme  
Leaser

Miller Farms  
Lessee  
Wade Miller

I Bart Wolstentube have and will Receive.  
a minimum of \$1000. Annually From Rental  
of Land as for Ag use..

Bart Wolstentube



1 of 5

208-354-8780  
FAX: 208-354-8410

**Teton County Clerk**

150 Courthouse Drive  
Driggs, Idaho 83422

March 17, 2014

TO: County Commissioners  
FROM: Mary Lou  
SUBJECT: Clerk's FY 2015 Budget Memo #1

1. **FY 2015 Budget Preparation Schedule.** The attached schedule is similar to previous years. Please let me know if anything should be changed. Be sure to notice the Fire/Hospital timeline related to the Ambulance Service contract and correct any dates necessary. Budget worksheets will be distributed April 18.
2. **Raises.** The attached memo from last year outlines the process followed in previous years. However, that process needs review since your Jan. 27 decision pertaining to the Assessor's staff was not in compliance with the county's current job descriptions and pay grade structure. Please discuss how you plan to deal with raises and salary equity issues for FY 2015 so you can let everyone know at the April 14 EODH meeting.
3. **Airport Board.** A member of the Driggs Airport Board called recently to inquire about the possibility of receiving county funds to help purchase an expensive piece of snow removal equipment. How would you like to respond?

FY 2015 Teton County Budget Preparation & Tax Levy Schedule	
March 20	BOCC discuss budget issues
April 14	BOCC discuss budget issues
	Ambulance District receives update from Fire/Hospital re ambulance contract
April 18	CEO/Department Heads receive forms to prepare budget requests (31-1602)
May 12	BOCC discuss their departmental budgets & various budget issues
	Ambulance District receives update from Fire/Hospital re ambulance contract
May 13	State Tax Commission's Budget & Levy training in Idaho Falls
May 19	Department heads submit budget requests to Auditor (31-1602 & 31-1603)
May 20-June 5	Auditor compiles budget requests & prints requested budget
May 27	BOCC discuss their departmental budgets & various budget issues
June 9	BOCC discuss budget requests with CEO/Department Heads
	Health Insurance update from American Insurance
	Ambulance District executes contract with Fire/Hospital for ambulance services
June 10-12	Idaho Association of Commissioners & Clerks meeting in Challis
June 18	BOCC discuss budget requests with CEO/Department Heads (day-long meeting)
June 19	BOCC discuss budget requests with CEO/Department Heads (day-long meeting)
June 20	<del>Red-lined job descriptions to Clerk if updates needed-</del>
June 23	BOCC discuss budget
June 26	Reserved for Board of Equalization (BOE)
July 9	<del>Updated Pay Grade Chart available (if altered by changing job descriptions)-</del>
July 9	<del>Written requests &amp; performance evaluations relating to any merit raise requests delivered to Clerk or BOCC office-</del>
July 14	BOCC discuss budget
	Ambulance District commissioners set tentative budget
	<del>BOCC discuss equity and merit raises</del>
July 17	BOCC set tentative budget
July 28	Health Insurance update from American Insurance
	Last chance to change budget prior to publication
Aug 14	County, Ambulance & MAD budgets published
	Fee increases greater than 5% published
Aug 25	2:00 pm Public Hearing for County budget
	2:10 pm Public Hearing for Ambulance District budget
	2:15 pm Public Hearing for Mosquito Abatement District budget
	2:20 pm Public Hearing for Special Road Levy budget
	2:30 pm Public Hearing for Fee Increases greater than 5% (if any)
Sept 4	Taxing District L2 forms due in Auditor's office (63-803[3])
Sept 8	BOCC sets 2014 tax levies (for FY 2015 budgets)
Sept/Oct/Nov	Health Insurance decisions made, new rates take effect Jan. 1



3 of 5

208-354-8780  
FAX: 208-354-8410

**Teton County Clerk**

150 Courthouse Drive  
Driggs, Idaho 83422

April 11, 2013

TO: Elected Officials & Department Heads  
FROM: Mary Lou  
SUBJECT: Budget Guidelines for Salaries

The county is obtaining a salary survey this year, the first since 2009. It should be available within a few weeks and will be used to update the county's salary schedule for FY 2014.

**ANY FY 2014 RAISES** will be determined in a manner similar to previous years:

- (1) Equity raises for employees currently earning significantly below the Market Rate; and
- (2) Merit raises for high-performing employees.

**MERIT RAISE REQUESTS.** Department Heads wanting to request a merit raise for a particular employee should provide the following information by July 5:

- recent performance evaluation
- specific dollar amount request and written justification

**UPDATED JOB DESCRIPTIONS.** Supervisors who believe that an employee's current job duties are not accurately described in their job description and pay grade must observe the following schedule in order for updates to be considered during the FY 2014 budget process:

- Submit a red-lined job description to Clerk by June 21
- ML will coordinate with BDPA (county's HR consultant) to have red-lined descriptions reviewed and updates made to the County's Pay Grade Chart
- BDPA will complete their review by July 5

⇒ *Thanks in advance for following the budget guidelines and schedule.  
I will email reminder notices regarding important budget-related deadlines.  
Carl and I are available to provide any assistance you may need.*

**LIGHTING AT EMERGENCY SERVICES BUILDING.** The Board discussed the memo from Facilities Manager Dawn Felchle (Attachment #11). The FY 2014 budget includes \$5,500 for an energy efficiency lighting makeover of the entire ESB, which will result in an estimated 42% energy savings and lower electric bills. Lucey Electric has provided a cost of \$5,900, which will be offset by an \$839 rebate from Fall River. Commissioner Rinaldi inquired about the cost to upgrade the entire building and asked if multiple bids had been received. Commissioner Kunz wondered why this work had not been completed previously. Ms. Felchle said she requested bids from other qualified electricians, but only Lucey Electric responded. Mr. Mazalewski said state law only requires bids if the cost is greater than \$25,000 and requires a licensed public works contractor for construction projects greater than \$10,000. County policy requires an informal bid process for purchases greater than \$5,000, which means that bids must be solicited from three vendors although there is no guarantee they will submit a bid.

● **MOTION.** Commissioner Rinaldi made a motion to approve the Emergency Services Building lighting project as proposed. Motion seconded by Commissioner Kunz and carried unanimously.

**TETON COUNTY CENTENNIAL CELEBRATION.** The Board included \$2,000 in this year's budget to begin planning for the county's 2015 centennial celebration. At that time, the Board hoped the Museum Foundation would organize events. However, Clerk Hansen recently spoke with board member Kay Fulmer and was told the group is unable to organize the celebration due to their significant volunteer time commitment at the museum. However, she has spoken with Valley of the Tetons Library director Carla Sherman and others who are very interested in helping celebrate the county's centennial. Clerk Hansen proposed inviting everyone interested to an organizational meeting in early February in hope that those present will create a Centennial Committee to coordinate several special events during 2015. The Board agreed with this proposal.

**COMMITTEE REPORTS.** There were no committee reports from Commissioners Rinaldi and Kunz. Chairman Park attended the annual budget meeting of the Eastern Idaho State Fair and said there will be no increase in Teton County's fair assessment for the coming year. He liked the capital improvement plan prepared by EISF and said EISF officials are willing to meet with the local fair board regarding improvements to the county fair. Chairman Park also attended the quarterly meeting of 5C Juvenile Detention, but was unable to attend the quarterly meeting of Tri County Probation. 5C Detention is operating smoothly.

**ASSESSOR STAFFING.** Assessor Beard submitted payroll change forms for Board signature. The changes will promote two employees to Chief Deputy status and another to Senior Deputy status. Since no county elected official has ever had two Chief Deputies and no county employee has received a \$2 per hour promotion after just six months on the job, Clerk Hansen asked the Board to discuss these unusual changes before signing the forms.

She said the county's pay grade chart had been developed in order to be fair to all county employees regardless of which department they work in. The Chief Deputy Assessor is a pay grade 8, the Senior Deputy Assessor is a pay grade 5, the Deputy Assessor is a pay grade 4 and the Motor Vehicle Specialist is a pay grade 3. Clerk Hansen expressed confusion about how someone could have two Chief Deputies and how a Motor Vehicle Specialist could become a Senior Deputy Assessor without ever having worked as a Deputy Assessor.

Later in the meeting, Assessor Beard said she will not fill the part time position created for her office in October and that her budget includes sufficient funds to pay for all three promotions. She needs two Chief Deputies because both employees have the same knowledge and experience and do exactly the same tasks. However, if the Assessor is absent, one Chief Deputy will have final authority over some duties while the other Chief Deputy will have final authority over other duties. Assessor Beard said she knows what her office needs better than anyone else and that the county's human resource consultant, who developed the pay grade chart, does not understand how a small county operates. In small counties, there are few employees (Teton has four) and every employee performs many tasks. Larger counties have employees to perform each specific task. Furthermore, Teton is one of a few counties that have a contract appraiser and this changes the workload.

Commissioner Kunz said he had discussed the staff changes with Assessor Beard and sees no problem with them. Since the two employees being promoted to the Chief Deputy position have the same abilities and perform

the same tasks, he said there is no reason to have them separated by 3 pay grades on the county's pay grade chart. Chairman Park said the changes do not affect the Assessor's budget and it's a no-brainer that they should be approved. Commissioner Rinaldi said it sounds like the Assessor has two foremen and she doesn't understand the structure and hierarchy. She also stated that this would be a bad precedent for other departments who also have "chief deputies". The payroll forms were signed.

● **MOTION.** Commissioner Kunz made a motion to approve the following claims as presented. Motion seconded by Chairman Park and carried unanimously.

General .....	\$19,792.57
Road & Bridge .....	3,926.62
Court & Probation .....	111.72
Solid Waste .....	8,500.23
Building .....	368.86
E911 .....	1,360.00
Ambulance .....	1,647.04
Mosquito .....	125.00
Fair .....	217.38
Grants .....	5,336.67
Auditors Trust .....	71.75
Court-Bonds .....	200.00
<b>TOTAL .....</b>	<b>\$41,657.84</b>

## FY 2013 AUDIT

Rudd & Company CPA Brad Reed presented Teton County's audit for FY 2013. He said the audit is 100% complete earlier than ever this year because Rudd & Company did their fieldwork in October and there was no need to wait for the hospital audit, since it's no longer a component unit of the county. Mr. Reed reviewed the Management Discussion & Analysis prepared by Clerk Hansen. He said it provides an Executive Summary of the audit, plus five years of revenue and expense history, and is very well written (Attachment #13).

The county's net assets increased by \$3.9 million during FY 2013. About two-thirds of this increase was due to the inclusion of hospital assets formerly reported within the Component Unit financial statements. The inclusion of these assets will negatively affect future county balance sheets because the county's financial statements will include over \$300,000 in annual asset depreciation while reporting far less in offsetting lease revenue.

Mr. Reed always recommends having 3-4 months of operating cash on hand, which is about what the County held at the end of FY 2013. However, he said there is a custodial credit risk with having so much cash on hand in bank balances that are not insured or collateralized. Mr. Reed said the risk is neither good, nor bad, but that management should be aware of the risk. He acknowledged the costs involved with managing/moving money around, and the need for significant cash liquidity, but said the county might be able to earn more interest.

Mr. Reed said this was the most trouble-free county audit ever and it's obvious that the county management team (Commissioners, Clerk/Auditor, Treasurer) want to do what's right. He also said Teton County's audit is his most complicated, mostly because the county has so many funds.

Mr. Reed reviewed his firm's Jan. 20 letters regarding Significant Audit Findings and Management items. They commend the Sheriff's Office for the implementation of good financial controls and pointed out several improvements that are needed in the financial management of the 4-H account. (Attachment #14)

## LAW ENFORCEMENT CENTER

The LEC is substantially complete. The Board conducted a walk-through tour of the facility and then recessed the meeting until the 6 pm Road Summit.

**BRIAN WILL COME BEFORE THE BOARD FOR QUARTERLY UPDATE ON MONDAY, APRIL 14th**

**From:** Brian McDermott [mailto:tetonvalleybusiness@gmail.com]  
**Sent:** Tuesday, March 18, 2014 1:37 PM  
**To:** Dawn Felchle  
**Cc:** roger.brink@jhsir.com  
**Subject:** TVBDC Monthly Report for County Commissioners

Good Day, Dawn,

Attached is the full report and strategic plan update. Highlights below:

TVBDC Director Report 2014 03

- In early-stage talks with four companies:
  - Project Miller
  - Project Water
  - Project Stick
  - Project Juice
- Met with East Coast machine parts company
- Fishing education software company has expressed interest.
- Meeting next week with a New York/Santa Monica/Paris advertising agency owner
- Early-stage discussions on avionics and aviation technical education and manufacturing at Driggs-Reed Memorial airport
- Eastern Idaho Technical College programs in place
  - Ford Garage facility renovation to begin in August 2014
- Have been gathering funding best practices from other districts.
  - Will finish report next week.
- Refined our Intro/Update presentation
  - Deployed it in various meetings with good reception
- News coverage on Thursday—Valley Citizen, TVN
- Meetings:
  - Ryan and David Kearsley
  - Kent and Pauline Bagley
  - Jeanette Beard, Moose Creek Ranch
  - Roy and Sean Moulton Law Office
  - Matt Berry, Teton Valley Lodge
  - Robert Piquet, Rancher
  - Grant Thompson, Land owner
  - Linda Naef, Pine Needle Embroidery
  - Donna Nethercutt, Hotel
  - Cynthia Rose, GeoTourism Center
  - Mike Morey, CityPass
  - Sam Bixler, Grant writer

- Mark Rockefeller, Teton Valley Real Estate
  - Ron Moeller, Candidate for County Commissioner
  - Geordie Gillett, Grand Targhee Resort
- Visits to be scheduled:
  - Denny Arnold--Gloria
  - Jim Beard—Gloria
  - Mark Ricks
  - Con Crapo
  - Ron Berry Oil--Gloria
  - Janet Penfold
  - Todd Warren, Grand Teton Vodka
  - Jeff Golightly, Jackson Chamber
  - Terry Ellis, Clark County

**Brian McDermott**

**<http://madeintetonvalley.com/>**

**208 354 1008 Teton Valley Business Development Center**

## Teton Valley Business Development Center

### Evaluation Framework & Detailed action plan

Updated to include activities up to March 18, 2014. New items highlighted.

Timing - O=Ongoing; 1=immediate; 2=next two years; 3=next three years; 5=next five years; C=completed

Focus Area: FA. Business Recruitment/Development

Goal: GA1. Implement a Focused Business Recruitment and Development Center

Strategy	Details	Measure of Success	Participants	Timing/status
SA1a. Secure funding for business recruitment and development center coordinator	<ul style="list-style-type: none"> <li>Public funding</li> <li>Private funding</li> <li>Grants</li> <li>Public-private partnership</li> </ul>	1-3 years of funding secured to hire an business recruitment and development center coordinator	Teton Valley Business Development Center (TVBDC), Cities, County, Private contributions	C: Center is operational  O: Funding

What	Cost	Audience	Objectives/Message	Whom	When
Understand funding mechanisms and what needs to be done to comply with MOUs		Agencies	Ensure funding	McD	C
Have been gathering funding best practices from other districts. <ul style="list-style-type: none"> <li>Will finish report next week.</li> </ul>			Ensure funding	McD	3-24
Develop self-sustaining fundraising strategy <ul style="list-style-type: none"> <li>How and whom to approach</li> <li>Types of events</li> <li>Services or other income streams</li> </ul>		Potential Donors	Ensure funding	Fund-raising committee	4-14
Understand renewal requirements for existing grants			Ensure funding	McD	4-14
Seek out and apply for additional grants.			Ensure funding	Fund-raising	4-20

Strategy	Details	Measure of Success	Participants	Timing/status
SA1b. Establish management structure & cooperative agreement	TVCC, TVBDC <ul style="list-style-type: none"> <li>New Non-Profit/other entity</li> <li>Government entity</li> </ul>	TVBDC coordinator under contract; completed projects	TVBDC, Cities, County, Business Leaders, Community Leaders	C

### Orientation, startup infrastructure and training

What	Cost	Audience	Objectives/Message	Whom	When
Land line installed	60/mo.	All	Comms.	McD, Silverstar	C

Email operational	TBD	All	Comms.	McD, Aaron	C
PC operational					C
Silverstar re: turning up internet speed in office					C

What	Cost	Audience	Objectives/Message	Whom	When
<p>Intro visits</p> <ul style="list-style-type: none"> <li>• Doug Self—City of Driggs Community Development Director</li> <li>• Hyrum Johnson—Mayor Elect, City of Driggs</li> <li>• Dan Powers—Mayor, City of Driggs</li> <li>• Zach Smith—Mayor, City of Victor</li> <li>• Brittany Skelton. Planner, City of Victor</li> <li>• Phone call with Gabe Preston, RPI Consulting, lead author of our economic development plan</li> <li>• Ken Chambers—TVBDC Board Member, Chambers Realty, etc.</li> <li>• Chris Collins—Principal, 22 Designs</li> <li>• Mark Fisher—Fisher Creative</li> <li>• Scott Fitzgerald—Fitzgerald's Bicycles</li> <li>• Hope Strong--interview for Valley Citizen piece on TVBDC</li> <li>• Rob Marin—Teton County GIS coordinator</li> <li>• Jason Boal—Teton County Planer</li> <li>• VARD Staff</li> <li>• Silverstar Staff</li> <li>•</li> <li>•</li> </ul>		Key business and public sector leaders	Learn how the TVBDC might assist, how we can be mutually supportive.	McD	C

What	Cost	Audience	Objectives/Message	Whom	When
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<p>Intro visits:</p> <ul style="list-style-type: none"> <li>• Kim Trotter, Community Foundation of Teton Valley</li> <li>• Tom Cluff-- Planning and Building Administrator at Fremont County, Idaho</li> <li>• Bryan Case, CEO, Fall River Power</li> <li>• Visits with Geordie Gillette and Ken Ryder, GTR</li> <li>• Amy Hatch, Garage Grown Gear</li> <li>• Mike Morey, City Pass</li> <li>• Kate's Real Foods</li> <li>• Mike Dawes, WorldCast</li> <li>• Kate Schade, Kate's Real Food</li> <li>• Tyler McKellar</li> <li>• Andy Tyson, Creative Energies Solar—possible board member?</li> <li>• Greg Young</li> <li>• Sara Deutch, Burgess Custom</li> <li>• Anne Callison</li> <li>• Fletcher White, ProGuide Direct and Scott Fitzgerald, Fitzgerald's cycles, re: DPS prep</li> <li>• Ric Harman, Wildlife Brewing</li> <li>• Zach Smith, Mayor, and Brittany Skelton, Planner, City of Victor. In prep for DPS meeting</li> <li>• Ryan and David Kearsley</li> <li>• Kent and Pauline Bagley</li> <li>• Jeanette Beard, Moose Creek Ranch</li> <li>• Roy and Sean Moulton Law Office</li> <li>• Matt Berry, Teton Valley Lodge</li> <li>• Robert Piquet, Rancher</li> <li>• Grant Thompson, Land owner</li> <li>• Linda Naef, Pine Needle Embroidery</li> <li>• Donna Nethercutt, Hotel</li> <li>• Cynthia Rose, GeoTourism Center</li> <li>• Mike Morey, CityPass</li> <li>• Sam Bixler, Grant writer</li> <li>• Mark Rockefeller, Teton Valley Real Estate</li> <li>• Ron Moeller, Candidate for County Commissioner</li> </ul>		<p>Key business and public sector leaders</p>	<p>Learn how the TVBDC might assist, how we can be mutually supportive.</p>		<p>C</p>
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<ul style="list-style-type: none"> <li>Geordie Gillett, Grand Targhee Resort</li> </ul>					
Visits to be scheduled: <ul style="list-style-type: none"> <li>Denny Arnold--Gloria</li> <li>Jim Beard—Gloria</li> <li>Mark Ricks</li> <li>Con Crapo</li> <li>Ron Berry Oil--Gloria</li> <li>Janet Penfold</li> <li>Todd Warren, Grand Teton Vodka</li> <li>Jeff Golightly, Jackson Chamber               <ul style="list-style-type: none"> <li>o Terry Ellis, Clark County</li> </ul> </li> </ul>					6-1-14

What	Cost	Audience	Objectives/Message	Whom	When
ED Pro training: Idaho Dept. of Commerce <ul style="list-style-type: none"> <li>Full group update session on 5&amp;6 Nov.</li> <li>Orientation to services on 22 Nov.               <ul style="list-style-type: none"> <li>o Labor, Hoovers, stats, site selection, international, tourism, grants</li> <li>o Examples—Boise <a href="http://www.bvep.org/">http://www.bvep.org/</a></li> <li>o <a href="http://www.southernidaho.org/aboutsiedo/">http://www.southernidaho.org/aboutsiedo/</a></li> </ul> </li> <li>Resource training at Dept. of Labor offices in Idaho Falls</li> </ul>	800 travel expense	All	Understand processes and available resources	McD	C
<ul style="list-style-type: none"> <li>Charture 21 in 22 conference on Jan. 16</li> </ul>					C

Below are key items per Roger.

What	Cost	Audience	Objectives/Message	Whom	When
Establish Telephone line & #	60/mo.	All	Comms. & referrals	McD	C
Establish e-mail account	TBD	All	Comms. & referrals	McD & consultant	C

Precise documentation and power point describing our plan, actions for use in soliciting funding from private sector <ul style="list-style-type: none"> <li>Refined our Intro/Update presentation &amp; deployed it in various meetings with good reception</li> <li>News coverage on Thursday—Valley Citizen, TVN</li> </ul>		Key supporters	Demonstrate that the Center has a solid, achievable plan	McD	C
Establish reporting schedule per MOU mandates		Agencies	Ensure continued support	McD and board	C
Establish tracking for expenses.		Board oversight	Manage cash,	McD	C
Contact reports—excel database for starters, then perhaps Salesforce.com		Oversight	Ensure priorities being worked	McD	3-20
Meet with key business people in the valley to learn their views, ideas and needs.		Stakeholders	Build support, education, help solve existing business problems	McD, w/Roger periodically	Ongoing
Design and deploy website <a href="http://www.madeintetonvalley.com">www.madeintetonvalley.com</a>	5,000	All	Prospective businesses	McD & consultant	C

Goal: GA2. Target and recruit specific industries

Strategy	Details	Measure of Success	Participants	Timing/status
SA2a. Inventory infrastructure and real estate assets		Completed inventory available to public	TVBDC, cities, County	1, O

What	Cost	Audience	Objectives/Message	Whom	When
Create fiber-optic overlay on county infrastructure map	None	Site selectors	Bandwidth is available	McD with R. Marin, Silverstar	3-30-14
Determine if commercial office, retail and manufacturing space is adequately represented on MLS	None	Site selectors	Learn whether we need to represent properties differently	McD	C
Understand the capabilities of Gem State Prospector	None	Site selectors	Determine how to integrate this tool into our program	McD	c
Obtain power specifications and publish on website	None	Site selectors	Show adequate capacity for growth	McD & Fall River rep.	6-10
Obtain sewer specifications and publish on website	None	Site selectors	Show adequate capacity for growth	McD & City of Driggs	6-10

Strategy	Details	Measure of Success	Participants	Timing/status
SA2b. disseminate information on assets	· Websites · Print material	Completed inventory available to public	TVBDC, Cities	2

Strategy	Details	Measure of Success	Participants	Timing/status
SA2e. Create an information portal for potential new businesses	See City of Driggs Economic Development -> Business Development webpage for Driggs info.	Completed portal	TVBDC, TVCC, Cities	1

What	Cost	Audience	Objectives/Message	Whom	When
Review new Dept. of Commerce portal and determine if we need to create additional functionality		Site selectors	Use available resources	McD	3-20-14
Build website with a combination of links and data on real estate and infrastructure inventory	\$1950 est.	Site selectors	Effectively show the range of facilities available	McD, contractor	5-1-14
Create document outlining assets and other information typically requested by site selectors	Design cost TBD	Site selectors	Same as above	McD, contractor	5-1-14

Strategy	Details	Measure of Success	Participants	Timing/status
SA2c. Identify specific businesses and set goals for recruitment	Understand and catalog incentives available	Recruitment plan Business moved to Teton Valley within 12 months	TVBDC, Cities	1
SA2d. Recruit creative class individuals that can telecommute	Website Print Material Marketing / Advert.	New individuals telecommuting from Teton Valley	Cities, TVBDC, DDCA	1

What	Cost	Audience	Objectives/Message	Whom	When
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Produce recruiting brochure	1,000	All	Teton Valley is a great place to live and do business	McD, PMP	C
Attend Winter Outdoor Retailer show in SLC	Mileage, meals	Outdoor soft and hard goods mfgs and distributors	Gauge interest in locating in Teton Valley	McD, Hyrum Johnson	C
Currently in early stage talks about locating in the valley with four businesses—three recreation technology, one beverage maker		Targeted businesses	Defining their requirements and developing proposals	McD, cities	In process
Met with East Coast machine parts company		Targeted businesses	Defining their requirements and developing proposals	McD	In process
Fishing education software company has expressed interest.		Targeted businesses	Defining their requirements and developing proposals	McD	In process
Meeting with a New York/Santa Monica/Paris advertising agency owner		Targeted businesses	Defining their requirements and developing proposals	McD	In process
Early-stage discussions on avionics and aviation technical education and manufacturing at Driggs-Reed Memorial airport		Targeted businesses	Defining their requirements and developing proposals	McD	In process
Understand and catalog incentives available from Feds, State and Cities, including grants, rent subsidies and tax abatements		Internal	Be able to help firms quickly calculate cost advantages of moving to Teton Valley	McD, cities	4-1-14
Establish funding and budget for hosting site visits	TBD	Prospects	Be able to show visitors the best of the valley	McD, Board	4-15-14
Will soon receive database of East Coast businesses for prospecting			Establish possible candidates		C
Research candidates and develop Excel or Sales Force.com hit list in fishing, mountaineering, cycling and ski hard and soft goods manufacturing		Internal	Establish possible candidates	McD	4-15
Research candidates and develop hit list in web development, ecommerce advertising, film & music production, and financial services		Internal	Establish possible candidates	McD	4-15
Begin phoning and emailing firms on the list		Owners and senior management of the firms	Tout the benefits of locating here	McD	ongoing
Developing media list for targeted outreach: Get Rich Where You Play		Owners and senior management of the firms	Tout the benefits of locating here		3-15
Book visit to include meetings with key utility, county, city and business development officials. Add in driving & real estate tours, and activities as interests dictate.		Site selectors; company officials	Tout the benefits of locating here. Establish next action steps.	Team	ongoing

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Goal: GA3. Coordinate and implement EcDev Plan

Strategy	Details	Measure of Success	Participants	Timing/status
SA3a. Collaborate with TVCC, TVF, DDCA, etc. to coordinate marketing	See below for coordination and action steps.	Marketing strategy	TVCC, TVF, Public entities, DDCA	2

What	Cost	Audience	Objectives/Message	Whom	When
Coordination:					
Bi weekly meetings on the books with City of Driggs. Sit in on DDCA meetings.		Respective boards and teams	Ensure that we're complementing each other's work and not duplicating.	McD, DDCA, Self	ongoing
Complete Roles, Responsibilities and Relationships document		TVCC, Victor, Tetonia, Driggs	Ensure that we're complementing each other's work and not duplicating.	McD and respective entities	3-15
Include all groups as media outreach strategy is developed		TVCC, Victor, Tetonia, Driggs	Create a well-rounded story	McD and respective entities	3-20

Goal: GA4. Create a Business recruitment and development center that serves as a resource to new and existing businesses

Strategy	Details	Measure of Success	Participants	Timing/status
SA4a. Provide business retention and expansion assistance			TVBDC, TVCC, Realtors	1, O

What	Cost	Audience	Objectives/Message	Whom	When
Meet with business owners to understand what support they need		Business owners	We are able to support you in various ways.	McD	O
Download DOC's "How to Start a Business" document		Incoming and local business owners.	Professional advice	McD	c
Understand the full range of support available from Idaho Dept. of Commerce, the Development Company, etc.		Incoming and local business owners.	Fast, accurate referrals	McD	O
Help companies navigate city, county and state regulatory processes		Incoming and local business owners.	Smooth process, positive results	McD	O

Strategy	Details	Measure of Success	Participants	Timing/status
SA4b. Micro-loan funding for small businesses	Driggs has program in place, need help finding lendees. Provide workshops on crowdsourcing	Money in circulation to small businesses	Cities, Banks	O

What	Cost	Audience	Objectives/Message	Whom	When
Understand micro-loans. Is \$500 too little to bother with? Are there other sources of low-cost capital in the \$5,000—20,000 range?		Cities, business people, bankers	Smart recommendations	McD	5-1-14
Have an inventory of funding sources available to be able to make recommendations to businesses		Incoming and local business owners.			

Strategy	Details	Measure of Success	Participants	Timing/status
SA4c. Start-up support	<ul style="list-style-type: none"> <li>·Business incubator: Rent-subsidized locations for new businesses</li> <li>·Business plan review</li> <li>·Networking</li> <li>·Provide financing and funding info</li> </ul>	<p>Evidence of business expansion</p> <p>New start-up businesses</p> <p>Driggs has business license and incubator data.</p>	TVBDC, Chamber, Cities, EITECH	1, O

What	Cost	Audience	Objectives/Message	Whom	When
Refer appropriate businesses to Driggs incubator		Incoming and local business owners.	Low-cost rent options	McD	O
Explore whether an incubator is called for in Victor and Tetonia.		Incoming and local business owners.	Low-cost rent options	McD & mayors	3-15
Develop list of experienced individuals, i.e. SCORE, to whom we can refer businesses for business plan review and comment		Incoming and local business owners.	Sage advice to help ensure success	McD	3-15
Hold events that help a wide range of business people exchange ideas—Chance meetings?	Sponsor	Incoming and local business owners.	<p>--Companies doing more business within the Valley.</p> <p>--Advice exchange</p>	McD	3-1

Strategy	Details	Measure of Success	Participants	Timing/status
SA4d. Lobby State Legislature and local gov'ts for reforms to help local business	·Liquor license, ·Internet sales tax Planning that encourages growth and commercial development in cities	Business-friendly changes in law	TVBDC, Chamber, Cities, County	2

What	Cost	Audience	Objectives/Message	Whom	When
Learn from Dan Powers about the challenges of reforming liquor law			Improved chance of success in future	McD	c
Join in existing reform lobby effort			Improved chance of success in future	McD	
Understand city and county planning process and advocate for appropriate business-friendly rules		City councils, county commissioners	Support business growth while maintaining quality of life	McD	O

Strategy	Details	Measure of Success	Participants	Timing/status
SA4e. Encourage entrepreneurial and niche businesses	·Provide financing/funding information ·Site location assistance	Track the formation of new niche businesses	Cities, County, TVBDC	3

What	Cost	Audience	Objectives/Message	Whom	When
Explore with extension service new agricultural products and markets		Farmers	Higher value products and more income for farms.	McD	4-15-14
Create a forum where Teton Valley entrepreneurs can brainstorm and get sage advice on their ideas.		Local businesses	Develop and vet ideas for new businesses. Make connections	McD, Board	6-14
Wrote article on shopping locally for Valley Citizen, another in progress on customer service and professional management					

Focus Area: FB. Physical Asset Development  
GB1. Improve and support physical asset development

Strategy	Details	Measure of Success	Participants	Timing/status
SA3b. Collaborate with public entities on physical asset development		Asset development plan	Cities, County	2

SB1a. Expand Telecommunications infrastructure	·High speed internet and broadband capabilities	Infrastructure inventory--map Improved telecommunications infrastructure	Utility companies, Cities, County, TVBDC coordinator	1 2: improvements
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What	Cost	Audience	Objectives/Message	Whom	When
Provide input to cities and county on business needs		City and county officials	Ensure that business needs are served		O
--Map telecom infrastructure. --Ensure that businesses know how to engage with Silverstar		Businesses, Silverstar	Telecom infrastructure is visible and available where businesses need it.	McD, Silverstar officials	4-30-14

Strategy	Details	Measure of Success	Participants	Timing/status
SB1b. Expand and diversify educational opportunities	·Technology education i.e. online courses and trainings ·Public schools ·Partnerships with Jackson institutions	Courses offered per quarter; number of students enrolled	University Extensions, Online Universities, Public Schools, EITC.	1

What	Cost	Audience	Objectives/Message	Whom	When
Reinforce the need to fund and improve schools.		School board, voters	Good schools are critical in recruiting new businesses and talent.	McD, Board	O
Eastern Idaho Technical College programs in place <ul style="list-style-type: none"> <li>Currently classes in various locations</li> <li>Ford Garage facility renovation to begin in August 2014</li> </ul>		Students	Solid vocational training with credit is available.	EITC	O
Implement EITC curriculum in Ford Garage		Students	Solid vocational training with credit is available.	Board	6-01-15

Strategy	Details	Measure of Success	Participants	Timing/status
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SB1c. Foster a stable environment to support healthcare needs		Local access to healthcare	TVHC	5
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What	Cost	Audience	Objectives/Message	Whom	When
Support improvements		TVHC	Improved services	McD, Board	O

Strategy	Details	Measure of Success	Participants	Timing/status
SB1d. Coordinate transportation	<ul style="list-style-type: none"> <li>·Infrastructure</li> <li>·Goods distribution</li> <li>·Airport</li> <li>·Transit</li> </ul>	transportation plan policies and implementation strategies that prioritize business growth Increased availability of public transit Increased use and availability of public transit	Driggs, Victor, Teton, Teton County, ID and Teton County, WY transportation plans Transit, TVTAP, providers, Cities, County TVMAC (Teton Valley Mobility Advisory Council) meets quarterly or so and is made up of all of these groups) Airport Board	1

What	Cost	Audience	Objectives/Message	Whom	When
Seek opportunities to reinforce the business imperative of good transport		Public and private entities involved in transport	Economic growth depends on good, cost-effective movement of people and goods	McD, Board	O

Strategy	Details	Measure of Success	Participants	Timing/status
SB1e. Implement downtown enhancement and infill	<ul style="list-style-type: none"> <li>·Identify barriers and opportunities</li> <li>·Coordinate and focus urban renewal efforts</li> <li>·Improve residential options in/near downtowns</li> </ul>	Increased occupancy in downtown buildings; Increased residential and commercial options Increased downtown sales (measured via sales tax)	Cities, Development organizations, TVCC, TVBDC, Driggs Urban Renewal, DDCA	O

What	Cost	Audience	Objectives/Message	Whom	When
Support		Cities		McD, Board	O

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Strategy	Details	Measure of Success	Participants	Timing/status
SB1f. Establish valley way-finding	·Scenic Byway Committee	Implementation of way-finding system	TVCC, USFS, TVTAP, cities, county, ITD	2

What	Cost	Audience	Objectives/Message	Whom	When
Ask Doug Self whom to contact to offer input		TVCC, USFS, TVTAP, cities, county, ITD	Determine best way to influence and support the effort	McD	2-1-14
Refer group to Maureen Gresham at IDOT re: funding		Committee	Possible source of funding	McD	2-10

Strategy	Details	Measure of Success	Participants	Timing/status
SB1g. Improve recreational infrastructure. (Parks, Rec Center, Ice Rink, Rodeo, soccer fields)	·Recreation District --youth sport tournaments— --See ongoing County Rec. Master Plan.	Increased use of recreational facilities	County, Cities, recreational non-profits (e.g. TVF, TVTAP, TVRA)	5

What	Cost	Audience	Objectives/Message	Whom	When
Support		Cities		McD, Board	O

Focus Area: FC. Support existing businesses through tourism marketing

Goal: GC1. Develop tourism marketing and branding strategy

Strategy	Details	Measure of Success	Participants	Timing/status
SC1a. Attract tourist who are in the area	·Signage ·Events, ·Beautification -Get Winter Targhee visitors into the Valley	Increased visits, sales increases.	Cities, TVBDC and TVCC, DDCA	2

What	Cost	Audience	Objectives/Message	Whom	When
Support		Cities		McD, Board	O
Support businesses that are developing such tourist sectors as mountain and road cycling		Tourists	The Teton Valley is a great place to participate in your sport.	McD,	O

Communicate to the various tourists—fishers, cyclists, skiers, etc.—about the possibilities of living and working in the Valley		Tourists	Work where you play.	McD	O

Strategy	Details	Measure of Success	Participants	Timing/status
SC1b. Encourage tourists to stop when in Valley	·Teton GeoTourism Center— Restrooms ·Free Wi-Fi, ·Beautification	Increased visitor stops	Cities, TVMA, DDCA, DURA	2

What	Cost	Audience	Objectives/Message	Whom	When
Support		Cities, organizations		McD, Board	O

Strategy	Details	Measure of Success	Participants	Timing/status
SC1c. Provide and promote special events and competitions	·Athletic ·Artistic ·Cultural and historic ·Events	Increased participation in events	Cities, TVBDC, TVF, TVTAP, TVCC (etc.), DDCA	O

What	Cost	Audience	Objectives/Message	Whom	When
Support		Cities, organizations		McD, Board	O

Strategy	Details	Measure of Success	Participants	Timing/status
SC1d. Identify target marketing to a focused group of potential visitors		Marketing strategy	TVCC	1

What	Cost	Audience	Objectives/Message	Whom	When
Support		TVCC		McD, Board	O
Support the efforts of existing operators to gain exposure.		Prospects	Teton Valley is a great place to work and play.	McD	O
Through media placements, adverts etc., put our business message in front of visitors.		Valley visitors	Teton Valley is a great location for your business	McD	O

Strategy	Details	Measure of Success	Participants	Timing/status
SC1e. Develop a Teton Valley brand		Brand		1--3

What	Cost	Audience	Objectives/Message	Whom	When
Check availability of "Made in Teton Valley" and "You've got it Made In Teton Valley."		Internal	Ensure that we can use it.	Billie S.	c
Draft scheme		Board	Outline potential brand and uses	McD	3-24
Validate it with the TVBDC board and other key stakeholders		Board	Gain input and approval	McD, Board	c
Commission art and other work products		Internal		McD, Huntsman team	3-24
Get art and usage guidelines to all businesses for use in packaging, web and advertising		Businesses, customers	Create the perception of beauty, strength and quality	McD	6-1

Strategy	Details	Measure of Success	Participants	Timing/status
SC1f. Create information portal for visitors--website		Completed project	TVCC, TVBDC,	I

What	Cost	Audience	Objectives/Message	Whom	When
Contract with Host Gator	260/ Three yrs.	Internal	Place to put the site	McD	Complete
Map out initial architecture & content		Board	Business and area information repository	McD	c
Contract with website builder	TBD		Create fast, simple, compelling site that is easily updated	McD	c
Deliver site for review		Board	Gain input	McD	c
Go live		All		McD, contractor	c
Refresh, add new info and functionality	TBD	All	Build the site into a benchmark of utility, interest and quality	McD, McKellar	Ongoing

Focus Area: FD. Protect and Foster High Quality of Life  
Goal: GD1. Protection of critical assets

Strategy	Details	Measure of Success	Participants	Timing/status
SD1a. Enhance recreational assets	·Improve trails, parks etc. ·Improve trailheads and signage	Increased use of public recreation facilities	TVF, TVTAP, Cities, Forest Service	3

What	Cost	Audience	Objectives/Message	Whom	When
Support this work with personal involvement in planning, eventually on the appropriate boards		Resident and visiting users	Trails are a critical quality-of-life asset	McD, board	O
Publicize improvements in appropriate business and recreational media		Prospective visitors and businesses	Our recreational assets are good for you, your employees, your business	McD	O

Strategy	Details	Measure of Success	Participants	Timing/status
SD1b. Maintain open space and protect natural resources		Land conversion figures	County, Private, U of I Extension, TRLT(Teton Regional Land Trust), VARD	5

What	Cost	Audience	Objectives/Message	Whom	When
Continuously communicate our support of balanced growth.		Participants listed above, as well as existing and prospective businesses	The growth we seek must be in harmony with our unique natural environment.	McD, Board	O
Publicize the above commitment and outcomes.		Prospective visitors and businesses	Our environmental assets are good for you, your employees, your business	McD	O

Goal: GD2. Provide a variety of housing choices

Strategy	Details	Measure of Success	Participants	Timing/status
SD2a. Inventory existing housing and market trends		Completed inventory	TVCC, Realtors, MLS, TVBDC	2

What	Cost	Audience	Objectives/Message	Whom	When
Locate sources and aggregate links to trend data and MLS listings on TVBDC website		Prospective buyers and business owners	We have a stable market and a range of affordable housing choices.	McD, Board,	08-13-14
Maintain and refresh the info biennially				McD	O

Goal: GD3 Enhance the local food movement

Strategy	Details	Measure of Success	Participants	Timing/status
SD3a. Promote food events that support farming	Local food movement	Local food sales	Cities, County, U of I, Slow Food in the Tetons, Full Circle, Farmers Market	2

What	Cost	Audience	Objectives/Message	Whom	When
General support of groups leading this effort		Groups, producers, consumers	The TVBDC supports these efforts.	McD, Board	O
Publicize the efforts and events		Resident and visiting consumers	Teton Valley has a progressive food movement that is good and good for you.	McD	O

Strategy	Details	Measure of Success	Participants	Timing/status
SD3b. Support infrastructure to enhance local value added farm products	<ul style="list-style-type: none"> <li>Culinary incubator facility</li> <li>Uof I Extension to recruit</li> <li>Promote farmers markets</li> <li>Establish year-round food market facility</li> <li>Map local food system assets</li> </ul>	Infrastructure inventory	Cities, County, TVCC Slow Food, Full Circle, Farmers Markets	5

What	Cost	Audience	Objectives/Message	Whom	When
Support and publicize the efforts above where possible. (need to better understand the efforts to determine specific actions)		Groups and consumers	There is a rich agricultural sector in the valley.	McD, board	O

Where appropriate, advise producers and purveyors on business and marketing practices, availability of grants and technical support.		Producers & purveyors	Help businesses be more successful, profitable	McD, Board	04-01-14
Help match farmers with resources that can help them add new, higher-value crops, or add more value to existing crops.		Agriculture extension services, scientists, farmers	The unique ground and farming capabilities in Teton Valley can product some amazing, profitable products.	McD, Chambers	05-01-14
Explore "Made in Teton Valley Idaho" agricultural branding and marketing.			Food grown in Teton Valley tastes better.		06-01-14

Goal: GD4. Enhance local art and music culture

Strategy	Details	Measure of Success	Participants	Timing/status
SD4a. Work with Grand Targhee Resort to maximize the effects of summer music events		Increased visitor stays, sales tax changes.	GTR, TVMA, TVBDC DDCA, TVCC	1

What	Cost	Audience	Objectives/Message	Whom	When
Meet with Ken Ryder, GTR marketing director, and Geordie Gillett, GTR president, to explore how we can support each other in general and how we might tag ancillary local activities onto their marketing for their major events		Internal	Working together for mutual benefit. Come for the music, stay for the mountains, hiking, biking, fishing, work.	McD, Roger, TVCC	Jan. 2014
The meeting above will suggest actions to be listed here.					

Strategy	Details	Measure of Success	Participants	Timing/status
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SD4b. Support events that highlight local arts, history, culture and music	--explore the possibility of locating recording studios in the Valley ----Rodeo grounds	Increased participation in local arts/music events --New artistic businesses located in the valley	TVAC, TVF, DDCA, Cities	O
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What	Cost	Audience	Objectives/Message	Whom	When
Support the groups that organize artistic events and include them in our publicity and marketing.	TBD	--Residents and visitors --Prospective buyers and business owners	We have a rich slate of cultural activities in the valley.	McD	05-01-14
Through these organizations and events, make contact with promoters, producers and artists.		Prospective artists and studio operators	The valley offers rest, refreshment and creative inspiration. Why not record your next album here?	McD	07-04-14

<b>Teton valley business development center</b>			
<b>Metrics criteria by activity</b>			
<b>Activity description</b>	<b>2014 Benchmark</b>	<b>2015</b>	<b>2016</b>
Prospective new business contacts			
New businesses opened one year or more			
Rec-tech			
E-commerce			
Value-added ag			
Pass-through tourism			
Annual business retention rate			
Events/conferences facilitated: local			
Capital infusion:			
Existing businesses			
Expanding businesses			
New businesses			
Jobs saved - existing businesses			
Jobs created - expanding businesses			
Jobs created - new businesses			
12-week unemployment rate: annualized			
Business ed classes held - distance learning			
Occupancy rate and number: e-commerce facility			
Retail sales recaptured in target segments			
Electronics/technology			
Clothing and accessories			
General merchandise			
New/used motor vehicles: all segments			
Real estate sales/construction			
Single family home sales -			
Number of closings			
Median sales price			
Commercial property sales -			
Number of closings			

Median sales price			
Lot sales			
Building permits issued			
Commercial			
Number issued			
Value			
Residential			
Number issued			
Value			
Foreclosures			
Produce/distribute "doing business guidebook"			
Education/training seminars presented			
Individual business consultations			
Event/conferences attended			
Local			
Regional			
Out-of-state			

DATE: March 20, 2014

TO: County Commissioners & Clerk

RE: County Yard Sale – April 26, 2014  
89 N. Main St. (old courthouse)

Request permission to place value on remaining furniture and office items left behind by the departments vacating 89 N. Main and moving into 230 N. Main (LEC) and conduct a yard sale on Saturday, April 26 from 9am – 1:00pm. Notices will run in both newspapers 10 days prior to the sale and it will be posted on the County website.

PROCESS: Clerk Hansen and Dawn Felchle will determine a reasonable value for each item based upon replacement cost, wear & tear, functionality. Per IC31-808. Items not sold will be reduced in price for a yet to be determined hour (e.g. 1 – 2:30pm), donated or hauled to the transfer station.

*Building will be given a light cleaning and keys turned over to Blackfoot Farms, LLC on Wed. April 30<sup>th</sup>.*

**BOARD ACTION REQUIRED:**

Items of value greater than \$250 must be sold via auction or sealed bid. An example might be the cabinet in the Assessor's Office. You have three options:

1. Give away for free with self-hauling.
2. Hold Auction at 9am Saturday, April 21 and those items of value greater than \$250 which do not sell get included in the yard sale.
3. We circulate a flyer (attached) via Clerk's Association and local Surveyors and list \$249 or BO

31-808. SALE OF COUNTY PROPERTY -- GENERAL PROCEDURE -- SALE OF PROPERTY ACQUIRED THROUGH TAX DEED -- PROCEDURE AFTER ATTEMPTED AUCTION -- EXCHANGE OF COUNTY PROPERTY -- SALE OF CERTAIN ODD-LOT PROPERTY -- SALE, EXCHANGE OR DONATION OF PROPERTY TO OTHER UNITS OF GOVERNMENT. (1) A board of county commissioners shall have the power and authority to sell or offer for sale at public auction any real or personal property belonging to the county not necessary for its use. However, personal property not exceeding two hundred fifty dollars (\$250) in value may be sold at private sale without notice or public auction. Prior to offering the property for sale, the board of county commissioners shall advertise notice of the auction in a newspaper, as defined in section 60-106, Idaho Code, either published in the county or having a general circulation in the county, not less than ten (10) calendar days prior to the auction.

(6) Should the county be unable to sell at a public auction any real or personal property belonging to the county, including property acquired by tax deed, it may sell the property without further notice by public or private sale upon such terms and conditions as the county deems necessary. Distribution of the proceeds of sale shall be as set forth in subsection (2) of this section.



**FOR SALE**  
**\$249.00 or Best Offer**

**SAFCO MasterFile 2 File Cabinet**

Accommodates: Document/Plat Size 48x36 (side-by-side)

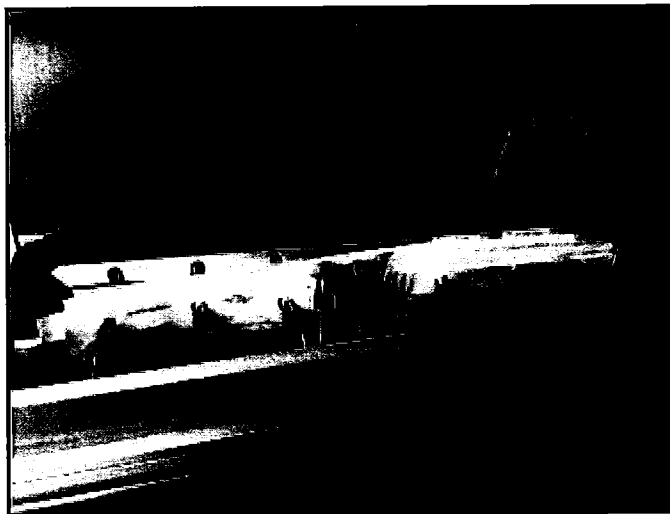
Overall Dimensions: 56"W x 21.5"D x 45"H

Condition: Good (*one foot leveler is missing*)

**Questions: Contact Chief Deputy Clerk Jenifer Shaum, 208-354-8780**

Cabinet May Be Viewed at Teton County Courthouse

150 Courthouse Dr., Driggs, ID – 2<sup>nd</sup> Floor Conference Room



## **County Commissioners' Meeting Agenda**

**Friday, April 4, 2014 - 9:00am**

150 Courthouse Drive, Driggs, ID – 1<sup>st</sup> Floor Meeting Room

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**9:00 Meeting Called to Order – Kelly Park, Chair**

### **Fair Board**

1. Review Installation & Erection Costs of Proposed Bleachers
  - a. Materials
  - b. Labor
2. Accept/Reject Bid(s) for Procurement of Bleachers

### **LEC Update – Tom Davis**

### **Administrative Business**

1. Claims

**ADJOURN**

# ADVERTISEMENT FOR BIDS

## Bleachers for Fair Grounds

Teton County Idaho is requesting Bids for new metal bleachers for the County Fairgrounds, installation is not included. Bids will be accepted at the Teton County Clerk's office until 5 pm April 2, 2014. The Sealed Bids will be opened publicly at 8:00 am April 3, 2014 at the Teton County Courthouse.

Electronic copies of the bleacher specifications and Bid Response Form will be available March 20, 2014 from Fair Board President Harley Wilcox: [harleyw@silverstar.com](mailto:harleyw@silverstar.com) or 208-709-4555. They will also be posted on the county website at [www.tetoncountyidaho.gov](http://www.tetoncountyidaho.gov)

In determining the lowest responsive bid, the County will consider all acceptable bids on a basis consistent with the specifications. The County will also consider whether the bidder is a responsible bidder. The successful bidder must meet the requirements of State statutes.

Before a contract is awarded for purchase of the bleachers, the County will conduct such investigation as may be necessary to determine the performance record and ability of the apparent low bidder to deliver the bleachers specified within the desired time frame. No Bid may be withdrawn after the scheduled bid opening.

The County reserves the right to reject any or all Bids received, to waive informalities, to postpone the award of the contract for a period not to exceed thirty days, and to accept the lowest responsive and responsible Bid which is in the best interest of Teton County.

*Published in the Teton Valley News March 20 & 27, 2014.*



*And On County Website*



## **TETON COUNTY IDAHO FAIR BOARD**

### **BID DEADLINE APRIL 2, 2014 – 5PM**

#### **ANGLE FRAME BLEACHER SPECIFICATIONS (ELEVATED)**

##### **SCOPE**

Design of the bleacher shall conform in all respects to the requirements as set forth in these specifications. The description of the bleacher is as follows:

- Number of rows: 15
- Overall length: 112'-6" approx.
- Net seating for approx. 1,000
- 30" or more elevated front crosswalk
- Aluminum angle frame structure
- 2x10 anodized seats
- 8" rise/24" tread **(with option for 12" rise/26" to 30" tread)**
- (1) 2x10 and (1) 2x12 foot plank per row
- 1x8 riser at all rows **(with option for 1x10 riser for 12' rise)**
- (3) 4'-6" aisles with mid-aisle grab rail
- Galvanized chain link guardrail system
- 54" front crosswalk depth **(with option for 66" crosswalk)**
- (2) stairs off the end of crosswalk **(with option for (2) additional stairs off the middle of crosswalk)**
- Engineer sealed submittal package

##### **UNDERSTRUCTURE**

The understructure of the bleacher shall consist of a series of welded aluminum angle frames spaced at intervals of no more than 6'-0" and joined by means of aluminum sway braces. Design of the bleacher shall conform in all respect to the ICC 300/IBC 2012 Edition for bleachers and grandstands.

##### **DESIGN**

The bleacher shall be designed to support, in addition to its own weight, a uniformly distributed live load of not less than 100 pounds per square foot of gross horizontal projection of the bleacher. All seat and foot plank members shall be designed to support not less than 120 pounds per lineal foot. The bleacher shall be designed to resist, with or without live load, a horizontal wind load appropriate for local conditions.

##### **AISLES**

There shall be three 4'-6" wide vertical aisles located within the bleacher leading to the front walkway. Aisle extension plank shall be provided to close the horizontal opening in the aisle. Aisle shall be provided with a handrail, in accordance with requirements of ICC 300/IBC 2012.

##### **WARRANTY**

All aluminum bleachers shall carry, after proper erection, and under normal use for this type of structure, a One (1) year warranty against all defects in materials and workmanship. Acts of vandalism or abuse shall render the conditions of this warranty null and void.